



PLANNING DEPARTMENT

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WASCO COUNTY PLANNING COMMISSION AGENDA PACKET

FOR

Citizen Advisory Group Work Session Dated: March 7, 2017

Meeting Time: 3:00 pm
Meeting Location: Columbia Gorge Discovery Center
Lower Level Classroom
5000 Discovery Dr
The Dalles, Oregon 97058



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Date: February 28, 2017

To: Wasco County Planning Commission/Citizen Advisory Group

From: Wasco County Planning Office

Subject: Submittal for work session dated March 7, 2017

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Memo

TO: Wasco County Planning Commissioners

FROM: Kelly Howsley-Glover, Long Range/Special Projects Planner

DATE: February 28, 2017 Citizen Advisory Group (CAG) Meeting

SUBJECT: CAG Ground Rules and Measure 56 Notice/April 11th Meeting

This month we will be briefly reviewing the Citizen Advisory Group Ground Rules, as we kick off the first official CAG meeting since adopting the new Charter.

The focus this month is on preparing for the April 11th Meeting which is an open house style event to review all proposed plan updates over the next 5 years.

I have included the Measure 56 notice that will be mailed to all property owners in Wasco County as well as information sheets produced for each proposed update that provides an overview, timeline, and contact details for each project.



Wasco County 2040 Citizen Advisory Group (CAG) Meeting Rules

Call to Order (Rap gavel and say “I call this meeting of the Wasco County 2040 Citizen Advisory Group to order”).

Ask: Did everyone read the materials? Indicate by raising your hand.

Rules

(The rules for the meeting are as follows:)

- Do not interrupt presentations, please write down your questions for discussion after presenters are finished.
- You must be recognized by the chair or vice chair before speaking.
- Stay on the agenda, and reserve any non-agenda items for the parking lot for future discussion.
- Consensus means majority. Items that have reached consensus can be recommended to the Planning Commission for a formal vote.
- Meetings should conclude by determining action items and setting agenda for subsequent meetings.

Minutes

(Are there any additions or corrections to the minutes?)

Open Call for Input

(Are there any items not on the agenda any members of the audience wish to present to the Group?)

Staff Report

Discussion

Next Agenda/Action Items (along with recommendations from staff)

Wasco County Citizen Advisory Group Ground Rules

- **Meetings will begin on time and end when the work from the agenda is complete.**
- **Listen carefully and speak honestly.**
- **Everyone's opinion is important.** We want to hear from everyone equally. Please do not monopolize the conversation or just sit back quietly and listen.
- **Critique issues, not people and/or organizations.**
- **Stick to the agenda.** It will be tempting to discuss issues other than those that are within the scope of an area plan (use the parking lot).
- **Don't be afraid to ask questions.**
- **Be courteous and polite.** Please don't interrupt others and limit side conversations.
- **Listen and weigh both individual and community concerns.**
- **Our goal is general consensus.** Please come to each meeting with an open mind and be prepared to work towards agreement.

IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY

THIS IS TO NOTIFY YOU THAT WASCO COUNTY HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On **April 11, 2017, at 3:00 pm**, the Wasco County Planning Commission will hold its first public hearing, located in the handicap accessible Gorge Discovery Center, Classroom (lower level), 5000 Discovery Drive, The Dalles, Oregon 97058, regarding the following updates:

Natural Hazard Updates:

- Natural Hazards Mitigation Plan (PLALEG17-01-0001)

Wasco County Land Use Planning Updates:

- Wasco County Comprehensive Plan (PLALEG-16-08-0001)
- Wasco County Land Use and Development Ordinance

Columbia River National Scenic Area:

- Management Plan Update
- National Scenic Area Land Use and Development Ordinance Update

Wasco County has determined that adoption of these plans, ordinances and map amendments may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. The April 11th meeting will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement. Please note respective timelines on the reverse side for each update. This public meeting will be the first in a series of public hearings on each proposed update.

Notice of future hearings on each proposed update will only be provided in writing to those who submit written comments or who testify at the relevant Planning Commission Hearings. Please contact the Planning Department or go to the website listed below for up to date information about future public hearings, opportunities for involvement, and ways to provide comment.

THESE ORDINANCES MAY OR MAY NOT LIMIT THE USE OF YOUR LAND.

ORS 215.503 requires notice which contains the language on this side of the sheet. Wasco County is notifying thousands of property owners of these proposed changes, and Wasco County has no way to know whether, how or when these updates might affect the value of **your** property. Your receipt of this notice does not necessarily mean that any of the proposed updates will limit the use of your property or change the value of your property.

For additional information concerning any of the proposed updates, you may call the Wasco County Planning Department at (541) 506-2560. Please visit our website to find summary descriptions of updates: www.co.wasco.or.us/departments/planning/long_range/measure56.php. The criteria for decisions, rules governing legislative hearings, and all other documents and evidence related to each update will be available for inspection seven (7) days prior to each hearing at no cost at the Wasco County Planning Department, located at 2705 East 2nd Street, The Dalles, Oregon 97058. Copies of ordinances are available on the website for download or are available for purchase at a cost of \$0.25 a page.

Please see the reverse side of this sheet for further information

WASCO COUNTY PLANNING DEPT.
2705 East Second Street
The Dalles, Oregon 97058



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Fax: (541) 506-2561
<http://co.wasco.or.us>

BRIEF DESCRIPTION OF PROPOSED UPDATES

Natural Hazards Mitigation Plan Update (1-2 years until completion)

This multi-jurisdictional plan includes an inventory of known natural hazards in Wasco County, vulnerability assessment and risk analysis and strategies and resources for risk reduction. Updates will include:

- Amend existing report to reflect current information and data

Wasco County 2040: Wasco County Comprehensive Plan Update (3-5 years until completion)

The Comp. Plan sets land use policy and implementation tools and strategies for Wasco County, including the County zoning map. Updates will include:

- Amend Plan to include updates to State and Federal law
- Update data sources and references
- Public process to solicit feedback on policies and implementation
- Amend Wasco County zoning maps with results from public process

Wasco County Land Use & Development Ordinance (LUDO) Update (3-5 years until completion)

The LUDO is the main tool for implementing land use regulation in the County. Updates will include:

- Amend Ordinance to include updates to State and Federal law
- Public process to solicit feedback on amendments to criteria, definitions and procedure

National Scenic Area (NSA) Management Plan (3 years until completion)

The management plan contains the land use and resource protection standards, non-regulatory programs, and actions for protecting and enhancing Columbia River Gorge resources, as well as a description of roles and relationships of governments and agencies responsible for implementation of the National Scenic Area Act. This project is being managed by the Columbia River Gorge Commission. Please contact them for more details.

<http://www.gorgecommission.org/management-plan/plan/>

Wasco County NSA Land Use & Development Ordinance (LUDO) Update (1-2 years until completion)

The NSA LUDO is the main tool for implementing NSA regulation in the County. Updates will include:

- Amend Ordinance to include changes from the cumulative impacts update

HEARINGS INFORMATION

You may participate at any time in this process prior to the final decision by the Board of County Commissioners or Columbia River Gorge Commission. Hearing schedules are listed on our website: www.co.wasco.or.us/departments/planning/agendas_and_minutes.php with agendas and staff reports available for download. We also publish a notice 20 days in advance of a hearing in The Dalles Chronicle.

If you cannot attend any hearing but wish to provide comments you may do so in writing at the address listed above or by email which is available at the website listed above. Written comments submitted at least fifteen days prior to the hearing will be provided to the Planning Commission in advance of the hearing.

Oral testimony at the hearing may be limited if large numbers of people wish to testify. Persons who wish to provide extensive testimony are encouraged to submit their comments in writing at least 15 days in advance. For tips about testifying see "How to Testify at Land Use Hearings (May 2006)" at https://www.oregon.gov/LCD/docs/publications/how_to_testify_at_land_use_hearings.pdf

If assistance is needed to participate in a County meeting, please contact the Wasco County Planning and Development Office at (541) 506-2560. Notification of at least 24 hours prior to the meeting will assist the County in providing reasonable accommodation.

Wasco County 2040



- Updating 1983 Comp Plan
- Update includes amendments to policies, implementation strategies, data and format
- Comprehensive Plans are the primary long range planning document for jurisdiction in Oregon and required by state law
- Policies set during the Wasco County 2040 planning process may influence implementation tools like the LUDO or zoning map

How will this impact my property?

While we cannot advise on individual property value or use impacts, we anticipate an update to many of the data, references, policies and implementation tools/strategies in the current Comprehensive Plan.

All updates include a public participation process over the next three years, so there are many opportunities to submit feedback and comments.

How can I participate?

Sign up on our website to get on the email list for updates. You can also review latest information and take a survey!

2015

Planning Commission Worksessions
Staff review of current Comp Plan

2016

Planning Commission Worksessions
Proposal to LCDC for VPR
Needs Assessment

2017

Public and Stakeholder Outreach
Citizen Advisory Group Worksessions
Alternatives Analysis

2018

Public and Stakeholder Outreach
Citizen Advisory Group Worksessions
Draft Goals Policy

2019

Public and Stakeholder Outreach
Draft Goals Implementation Strategies
Citizen Advisory Group Worksessions
Public Hearings for Adoption of Update

2020

Adopt Update in 2020

Feedback, comments and questions:
Long Range Planner, Kelly Howsley Glover
kellyg@co.wasco.or.us 541-506-3565

Upcoming Citizen Advisory Group Meetings:
April 11th 3-5PM Theatre @ Discovery Center
May 2nd 3-5PM Classroom @ Discovery Center

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For more information:

http://www.co.wasco.or.us/departments/planning/long_range/wasco2040/index.php

Wasco County Land Use and Development Ordinance (LUDO)

- LUDO was last comprehensively updated in 2012.
- Legislative updates from 2012+ need to be added
- The County has had an independent external audit identify potential amendments
- Updates will also include specific items identified during the Wasco County 2040 Comprehensive Plan Update Process

How will this impact my property?

While we cannot advise on individual property value or use impacts, changes to regulations may carry restrictions on previously allowed uses or development standards. Similarly, new regulations may allow for new types of uses in a zone. Not all changes are necessarily negative or more restrictive.

How can I participate?

We have a lot of opportunities for participation prior to the adoption of new regulations. Visit our website to see up to date future events, sign up for notifications, or take a survey.



Feedback, comments and questions:
Long Range Planner, Kelly Howsley Glover
kellyg@co.wasco.or.us 541-506-3565

Upcoming Citizen Advisory Group Meetings:
April 11th 3-5PM Theatre @ Discovery Center
May 2nd 3-5PM Classroom @ Discovery Center

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For more information visit our website:

http://www.co.wasco.or.us/departments/planning/long_range/measure56.php

Natural Hazards Mitigation Plan

- Updating 2012 Plan
- Partnering with other agencies to review risks and strategies
- Hazards reviewed include droughts, earthquakes, floods, wildland fires, landslide, severe local storms and similar events.
- The plan's goal is to help mitigate risk and potential damages.
- Plans are a requirement from FEMA and updated every five years.

How will this impact my property?

We anticipate there will be no direct impact to individual properties. However, some recommended strategies may influence future land use policy. Most of the action items are focused on education and coordination of agency partners. This includes items like: better outreach during local severe storms, pursuit of funding for coordination, educational programs for community on hazards, supporting local agencies training on water conservation measures, and developing partnership programs to reduce vulnerability of public infrastructure.



More info including meeting agenda and minutes are available online:

http://www.co.wasco.or.us/departments/planning/long_range/natural_hazards_mitigation_plan.php

For feedback or questions, please contact:

Associate Planner, Will Smith
wills@co.wasco.or.us 541-506-2560

CAG 8
Emergency Manager, Juston Huffman
justonh@co.wasco.or.us 541-506-2790

National Scenic Area (NSA) Land Use and Development Ordinance (LUDO)

- Cumulative effect language needs to be added
- Was a result of the last NSA Management Plan revision
- This language is legislative, and therefore is a required update for all counties in the National Scenic Area

How will this impact my property?

While we cannot advise on individual property value or use impacts, changes to regulations may carry restrictions on previously allowed uses or development standards.

2017

NSA LUDO Revised to include new language

Public hearings for adoption

2019

Adopt updates to NSA LUDO

National Scenic Area Management Plan

- Ten year required Plan update
- Project managed by the Columbia River Gorge Commission
- Interested parties should contact the Gorge Commission staff for more information at 509-493-3323

How will this impact my property?

While we cannot advise on individual property value or use impacts, changes to regulations may carry restrictions on previously allowed uses or development standards.

2017

Gorge Commission has stated this project will take approximately 3 years to complete

2020

For more information visit our website: **CAG 9**

http://www.co.wasco.or.us/departments/planning/long_range/measure56.php

or the Gorge Commission: <http://www.gorgecommission.org/management-plan/gorge2020/>